

ZONING INFORMATION

Zone: R-M		
Setback	Allowed/Required	Proposed
Front (1st & 2nd Story / 3rd Story+)	10 ft / 20 ft	10 ft / 20 ft
Interior (1st & 2nd Story / 3rd Story+)	6 ft / 10 ft	6 ft / 10 ft
Rear (1st & 2nd Story / 3rd Story+)	6 ft / 10 ft	6 ft / 10 ft
Building Height	45 ft.	45'0"
AUD Medium-High Density (15-27 DU/AC)	7-13 du	8.0 du (density 16.3 du/ac)
AUD Residential/Community Benefit		
Unit Size (Net)	905 s.f.	1,269 s.f.
Area (Net)	11,765 s.f.	10,158 s.f.
Commercial Parking	36 spaces	36 spaces
Existing Commercial (9,442 s.f. net) Legal-Non-Conforming	36 spaces	36 spaces
A.U.D. Residential Parking	8 spaces	10 spaces
(2) Existing 2-BR Condo Units	(1/Unit) 2 spaces	4 spaces
(1) 1-Bedroom Units	(1/Unit) 1 spaces	1 spaces
(5) 2-Bedroom Units	(1/Unit) 5 spaces	5 spaces
Total Parking	44 spaces	46 spaces
Accessible Parking	3 spaces	3 spaces
Commercial (1 Van ADA, 1 ADA)	2 spaces	2 spaces
Residential (1 Van ADA)	1 spaces	1 spaces
Long-Term Bicycle Parking	12 spaces	14 spaces
Commercial (1/1,750 s.f. x 75%)	4 spaces	4 spaces
A.U.D. Residential (1/Unit)	8 spaces	10 spaces
Short-Term Bicycle Parking	1 spaces	1 spaces
Commercial (1/1,750 s.f. x25%)	1 spaces	1 spaces
Alternative Open Yard Design (S.B.M.C. 30.140.140.F)		
Minimum Area (15% Net Lot Area):	3,188 s.f.	483 s.f.
(10 ft. x 10 ft. min. unless reduced or waived)	15%	2.3%
Other Open Yard:		
Common Open Yard (20 ft. x 20 ft. min.) Roofdeck (**)	400 s.f.	1,024 s.f.
Other On-Grade Open Yards: (**)	—	1,720 s.f.
Subtotal Open Yard		3,227 s.f.
Additional Private Open Yard Areas		
(2) Existing 2-BR Condo Units	84 s.f. / each	252 s.f.
		252 s.f.
(1) 1-Bedroom Units (2nd/3rd floor)	72 s.f. /each	90 s.f.
(5) 2-Bedroom Units (2nd/3rd/4th floor)	84 s.f. / each	119 s.f.
		209 s.f.
		446 s.f.
		437 s.f.
		451 s.f.
Total Open Yard		2,256 s.f.
(*) Requires an open yard modification for open yard on roofdeck		
(**) Existing on-grade areas less than 10 ft. x10 ft.		

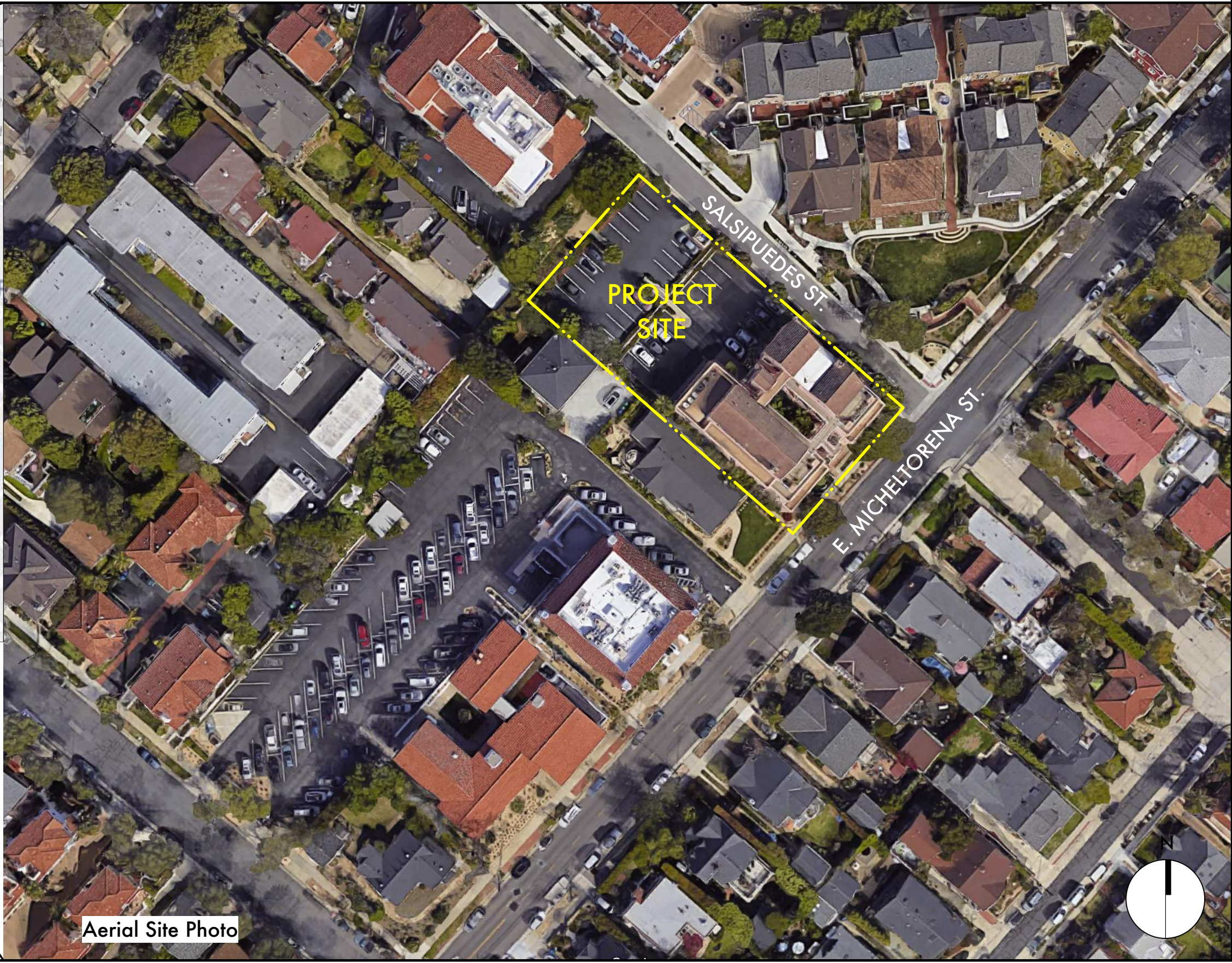
PROJECT STATISTICS

Use	Existing (Gross)	Existing (Net)	Demo (Net)	Proposed (Net)	Proposed (Gross)
Commercial	10,908 s.f.	10,100 s.f.	0 s.f.	0 s.f.	0 s.f.
Residential	2,516 s.f.	2,422 s.f.	0 s.f.	10,316 s.f.	12,496 s.f.
Residential A.U.D. Breakdown					
A.U.D. Residential Unit Mix	Unit Area (Net)	Quantity	Subtotal (Net)	Subtotal (Gross)	
Existing Building					
2-Bedroom Unit	1,258 s.f.	2	2,516 s.f.	3,095 s.f.	
New Building					
1-Bedroom TH Unit (1BR)	879 s.f.	1	879 s.f.	1,081 s.f.	
2-Bedroom TH Unit (2BR-A)	982 s.f.	2	1,964 s.f.	2,416 s.f.	
2-Bedroom TH Unit (2BR-B)	1,600 s.f.	3	4,800 s.f.	5,904 s.f.	
Total A.U.D. Units	avg. 1,269 s.f.	8	10,159 s.f.	12,496 s.f.	
New Residential Building Area					
New Residential Units					
1-Bedroom TH Unit (1BR)	879 s.f.	1	879 s.f.	1,081 s.f.	
2-Bedroom TH Unit (2BR-A)	982 s.f.	2	1,964 s.f.	2,416 s.f.	
2-Bedroom TH Unit (2BR-B)	1,600 s.f.	3	4,800 s.f.	5,904 s.f.	
Subtotal New Residential Area	avg. 1,274 s.f.	6	7,643 s.f.	9,401 s.f.	
Lobby & Circulation			508 s.f.	508 s.f.	
Open Corridor			459 s.f.	459 s.f.	
Res. Trash, Bike Stor, Utilities			696 s.f.	696 s.f.	
Common Roof Terrace			1,024 s.f.	1,024 s.f.	
Private Storage			300 Cu ft/unit		
Subtotal New Building Area (excluding Garage)			10,330 s.f.	12,088 s.f.	
Parking Garage Area			4,760 s.f.	5,986 s.f.	
Total New Building Area			15,090 s.f.	18,074 s.f.	



533 East Micheltorena Street Condos
SANTA BARBARA, CALIFORNIA 93103

VICINITY MAP



PROJECT DIRECTORY

Owner: Santa Barbara Land Holdings, LLC c/o Sierra Property Management 5290 Overpass Rd, Bldg C Santa Barbara, CA 93111 Phone: (805) 272-0955 email: skr7project@gmail.com	Architect: DesignARC, Inc. 29 W. Calle Laureles Santa Barbara, CA 93105 Phone: (805) 687-1525 Contact: Mark Kirkhart Email: mkirkhart@designarc.net Contact: Melisa Cinarli Turner Email: mcinarli@designarc.net
Landscape Architect: True Nature 99 Lassen Dr. Santa Barbara, CA 93111 Phone: (805) 770-2100 Contact: Kim True Email: kim@truenaturedesign.com	Civil Engineer Ashley & Vance Structural Engineering 210 E. Cata St. Santa Barbara, CA 93101 Phone: (805) 962-9966x183 Contact: Andrew Fuller Email: afuller@ashleyvance.com

SHEET INDEX

GENERAL SHEETS	LANDSCAPING SHEETS
G001 Title Sheet, Project Data	CL-1 Conceptual Demolition & Tree Preservation Plan
G002 Open Yard Data	CL-2 Landscape Plan, 1st Level
G003 Site Context Photos	CL-3 Landscape Plan, 2nd Level
G004 Existing Conditions	
ARCHITECTURAL SHEETS	CIVIL SHEETS
A100 Site Plan - Lower Level Parking	C2.1 Grading and Drainage Plan
A101 Main Level Parking & Floor Plan	C3.1 Utility Plan
A102 Second Level - Unit Floor Plans	
A103 Third Level - Unit Floor Plans	
A104 Fourth Level - Unit Floor Plans	
A105 Roof Plan	
A200 Site Elevation	
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A300 Site Section	
A301 Building Sections	
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A902 3D Perspective Views	

PROJECT DESCRIPTION

The proposed project consists of preserving the existing building and lower level parking access, removal of (5) parking spaces from lower level parking and (19) commercial parking spaces from the upper parking level. The new work scope includes replacing the upper surface parking lot area with a new 4-story condominium building with existing tuck-under parking. The building consists of 3-stories for six (6) new condos with a total new residential floor area of 15,090 sf, over a garage structure with stacked parking. The project includes a total of 46 parking spaces with a mixture of surface parking and parking lifts. The proposed development is under the Average Unit Density (AUD) program in the Medium-High Density category (15:27 du/acre). Combined with 2 existing condominiums on the existing building, the development will provide eight (8) condominium units in total, averaging 1,239 net s.f. each, for a proposed density of 16.3 du/acre (15:27 du/acre allowed). The project will provide in-lieu fee payment to meet the inclusionary housing ordinance. The project requires an open yard modification to include existing on-grade open yard areas that are less than 10'x10', and for the new 1,024 sf common open area located on the roofdeck. The project also requires front and interior setback modifications for the new proposed sidewalk encroaching into the property.

- Notes:**
- The project is developed under S.B.M.C. Title 30.
 - An automatic fire sprinkler system and a standpipe system are required for this building.
 - A Right-Of-Way sidewalk easement dedication is proposed for a new sidewalk along N Salspuedes St per Transportation Division.

SITE INFO / PROJECT DATA

Project Address: 533 E. Micheltorena St, Santa Barbara, CA 93103				
APN :	027-580-001, -002, -003, -004, -005, -006, -007, -008, -015, -016			
Zone District:	R-M			
AUD:	Medium-High Density (15 - 27 du/ac)			
Lot Area:	21,258 s.f. / +/- 0.488 ac.			
General Plan	Riviera - Lower Riviera			
Neighborhood:	Riviera - Lower Riviera			
Topography:	Approx. Slope = 13%			
Existing Use:	Mixed-Use Building(7) Commercial Medical Office, (2) Residential, Surface Parking			
Lot Coverages:	Existing Area	% of Total	Proposed Area	% of Total
Building Footprint	5,063 sf.	23.8%	11,554 sf.	54.4%
Hardscape Area	11,870 sf.	55.8%	6,321 sf.	29.7%
Landscape Area	4,325 sf.	20.3%	3,383 sf.	15.9%
Total Site Area:	21,258 sf.	100 %	21,258 sf.	100%
Proposed Cut			1,050 cu. yds	
Proposed Fill			200 cu. yds	

533 EAST MICHELTORENA STREET CONDOS

533 Micheltorena Street Santa Barbara, CA 93103

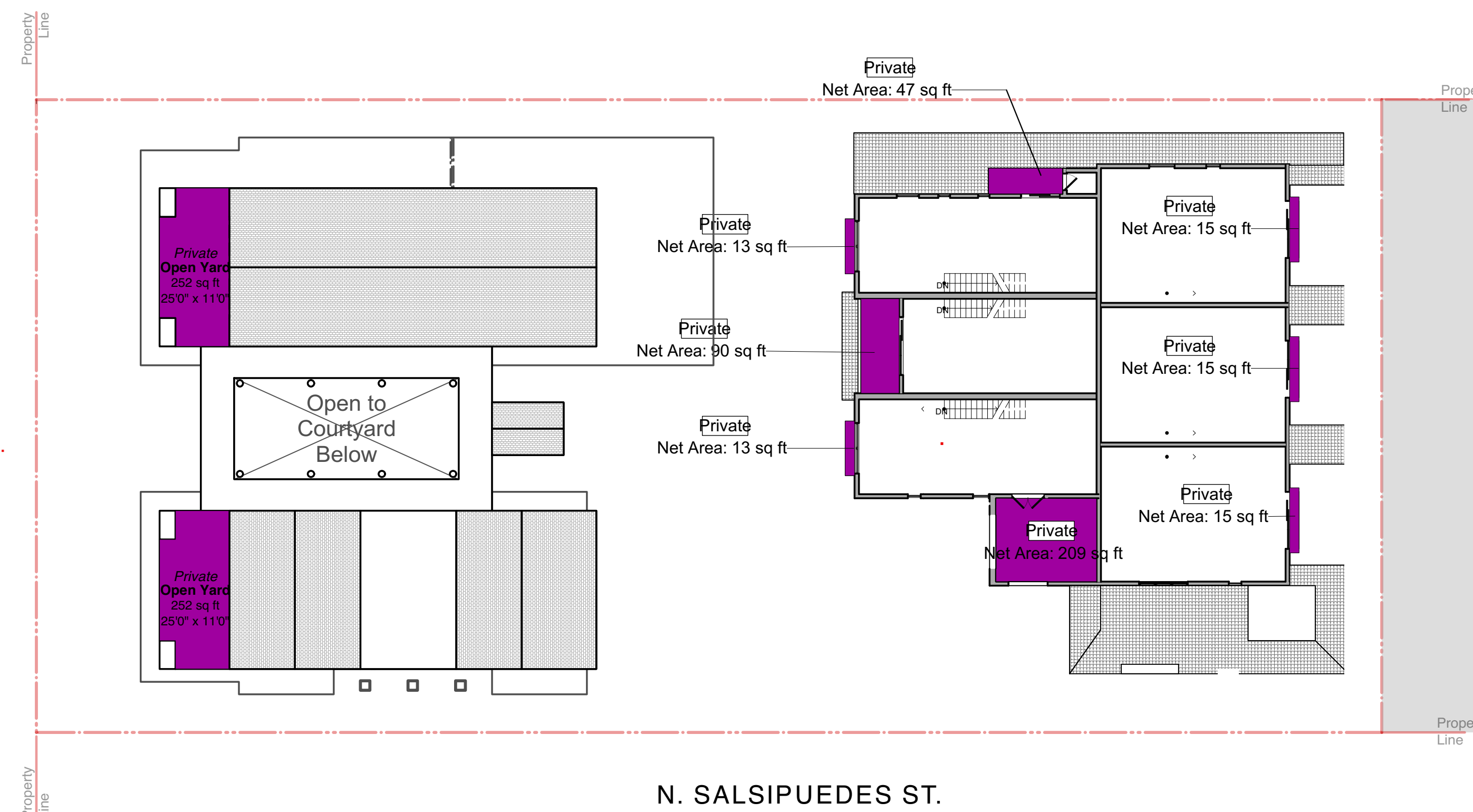
Concept Design

Title Sheet, Project Data
G001

DESIGNARC

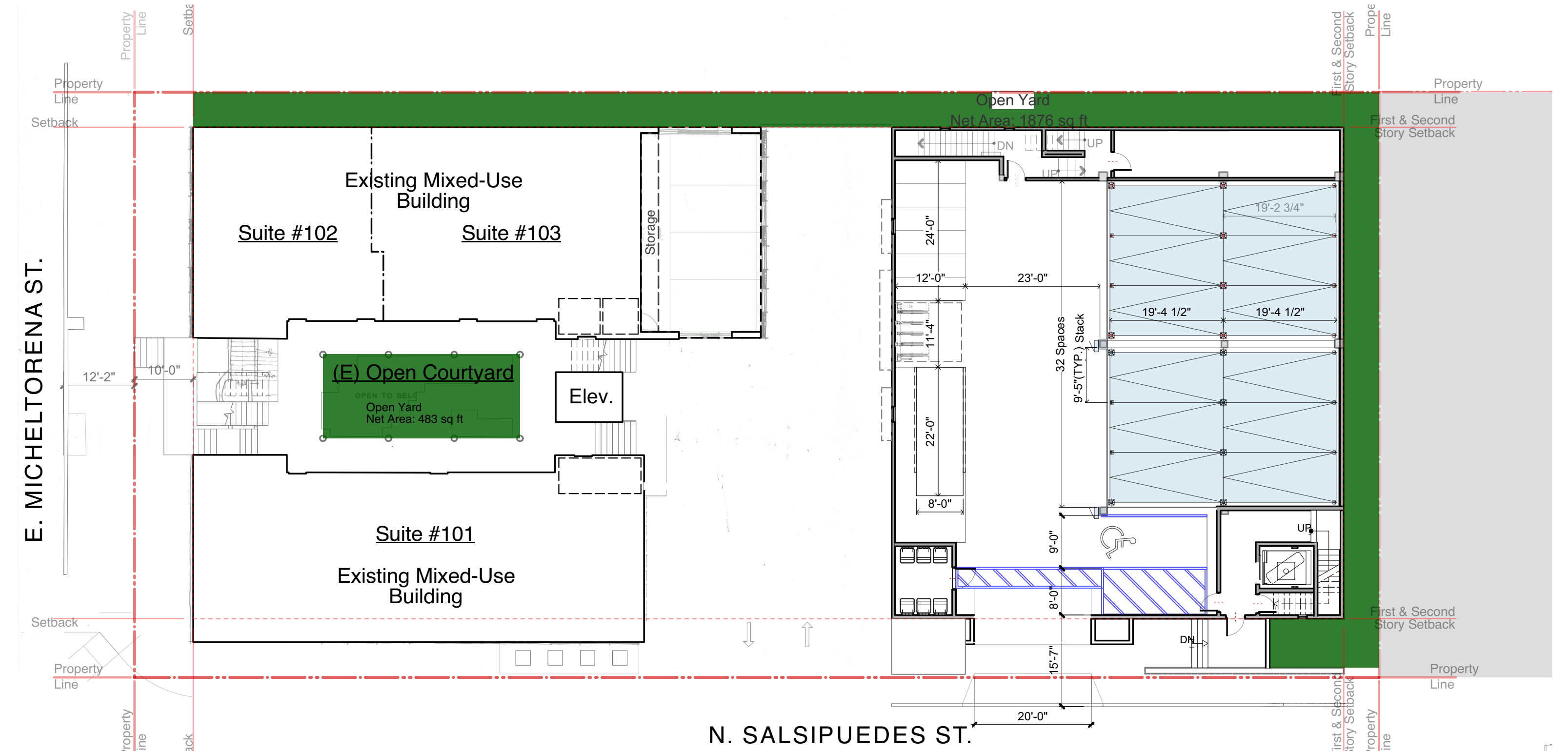
Date: 06/03/22

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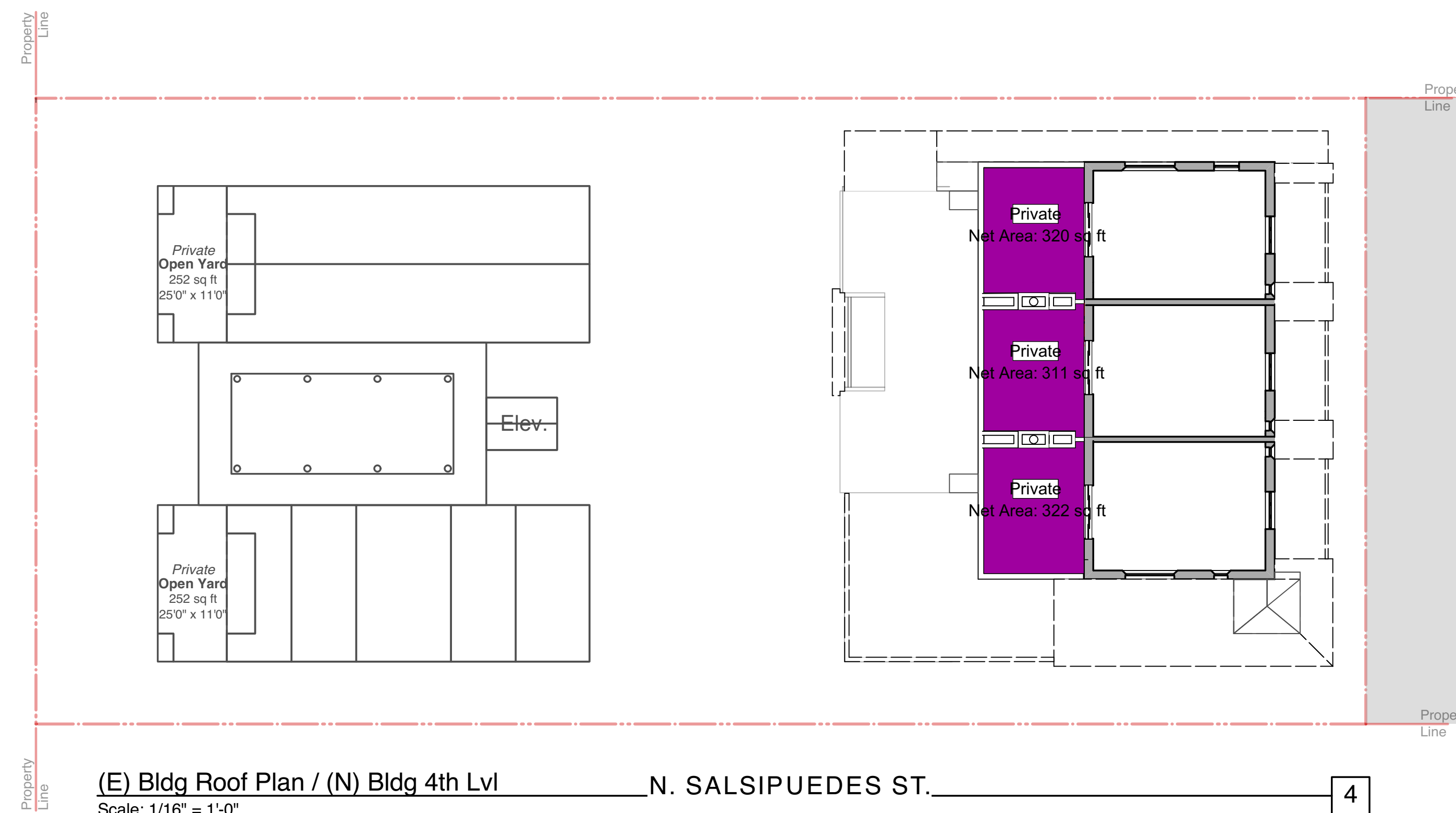
(E) Bldg Roof Plan / (N) Bldg 3rd Lvl
Scale: 1/16" = 1'-0"

3



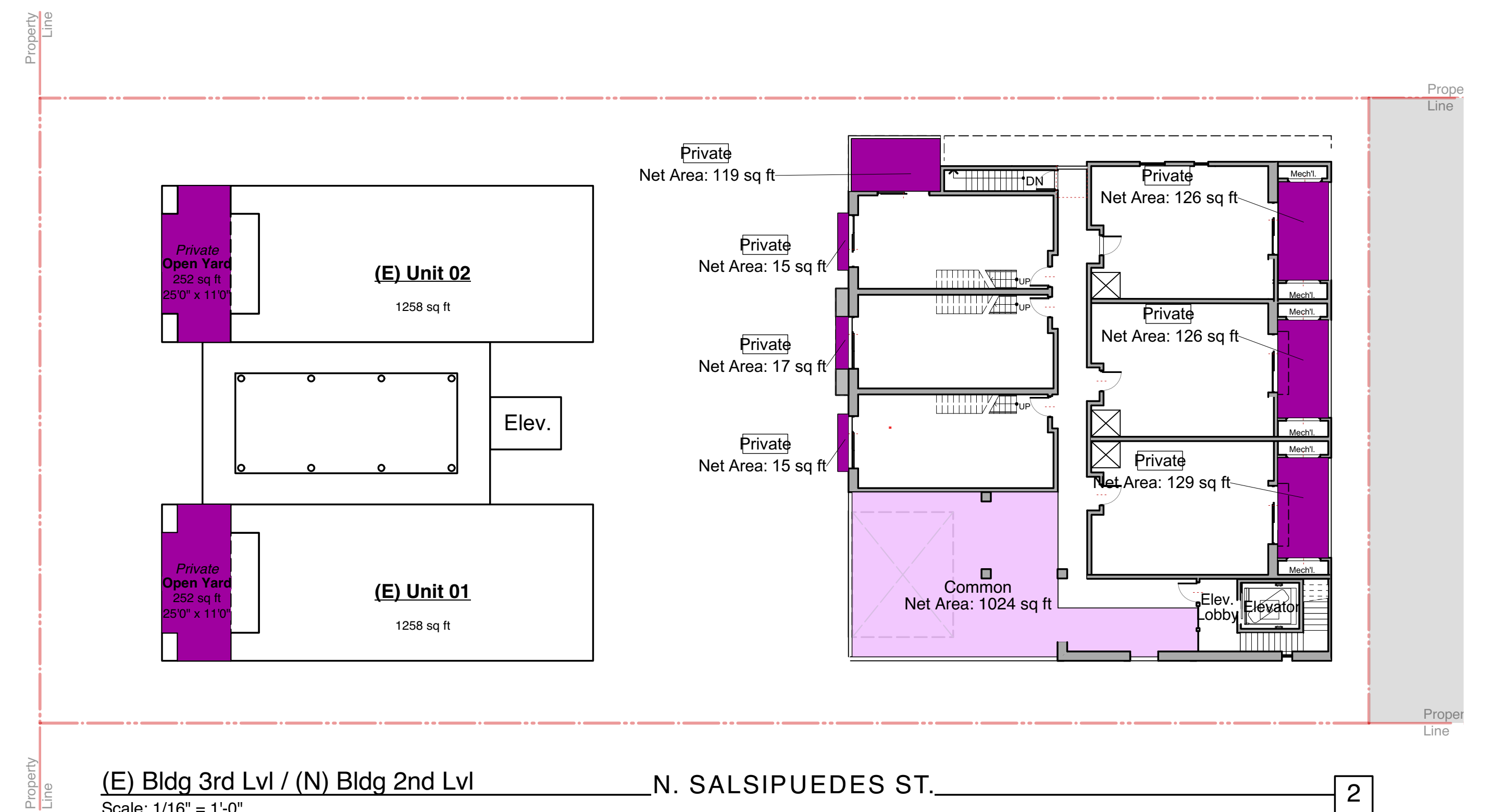
Lower & Upper Site Plan / (E) Bldg 1st Lvl / (N) Bldg 1st Lvl
Scale: 1/16" = 1'-0"

1



(E) Bldg Roof Plan / (N) Bldg 4th Lvl
Scale: 1/16" = 1'-0"




4



(E) Bldg 3rd Lvl / (N) Bldg 2nd Lvl
Scale: 1/16" = 1'-0"

2

LEGEND:

-  OPEN YARD AREAS (ON GRADE)
-  OPEN YARD AREAS (ROOF DECK)
-  PRIVATE OPEN SPACE

533 EAST MICHELTORENA STREET CONDOS

533 Micheltorena Street Santa Barbara, CA 93103

Concept Design

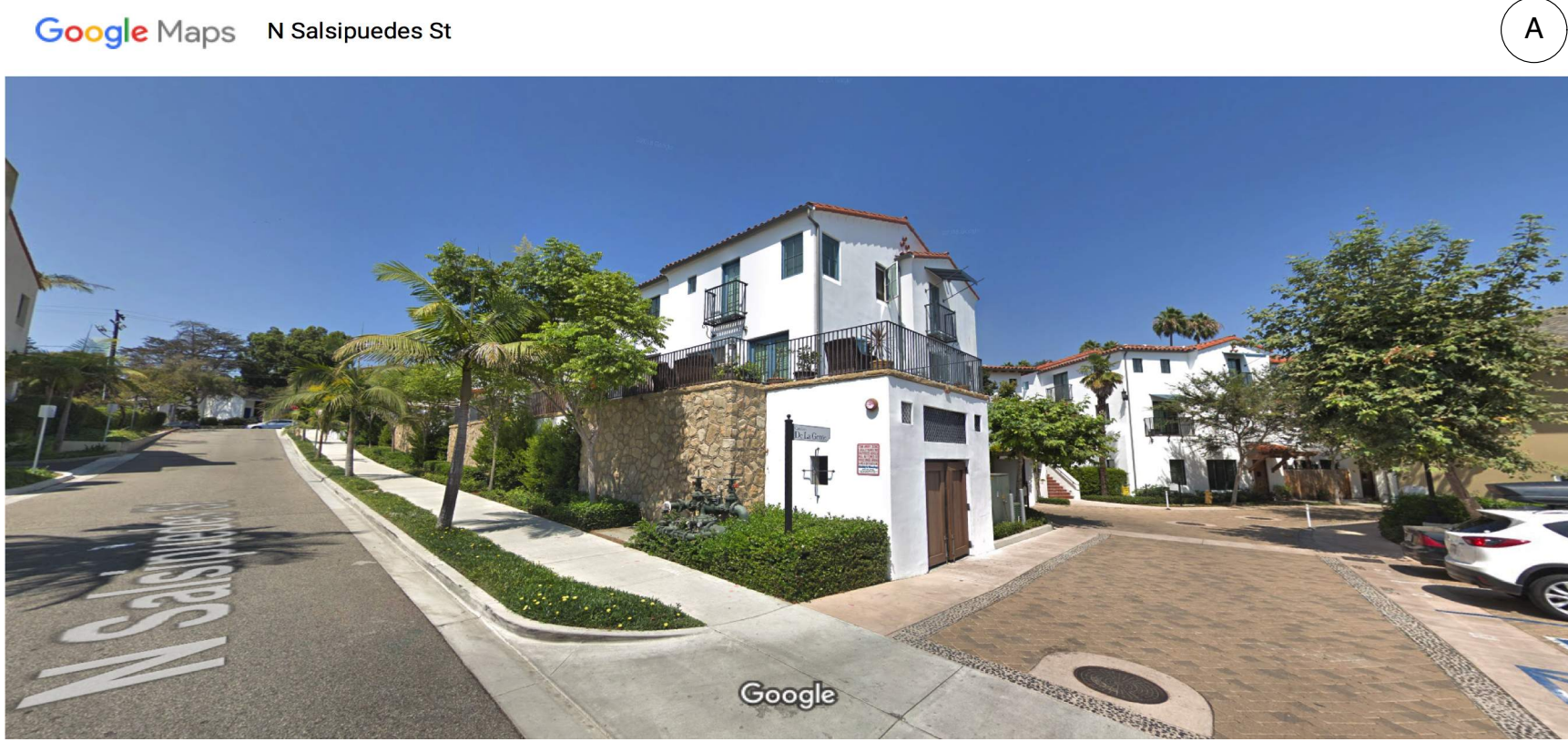
Open Yard Data
G002

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DETERMINE AUD PROGRAM APPLICABILITY*	
Please consult with City Planning Staff for further explanation of the AUD Program	
Click on Zone and Land Use Designation fields to select from the Drop Down menus	
ENTER Project Address:	533 E. Micheltorena
SELECT Zone:	R-M (R-3)
SELECT Land Use Designation:	Medium-High Density (15-27 du/ac)
ENTER Net Lot Area (in sq. ft.):	21,258
Units allowed using Average Unit Density (AUD) Program (Total units MUST EXCEED units allowed under Base Density):	See Medium-High Density (on next tab) for unit options over Base Density
Base Density	6
(Units allowed using existing Zoning regulations):	

*After entering the information in the "AUD Applicability" tab, refer to the "AUD Density Tables" tab for a range of unit options.
*If you can't see the tabs below, maximize all Excel windows by clicking the icons on the right-hand side. The exact location may vary, depending on the size of your window.
*You can click on the "Unit Size" tab below to calculate the average unit size for your proposal if the sizes vary.

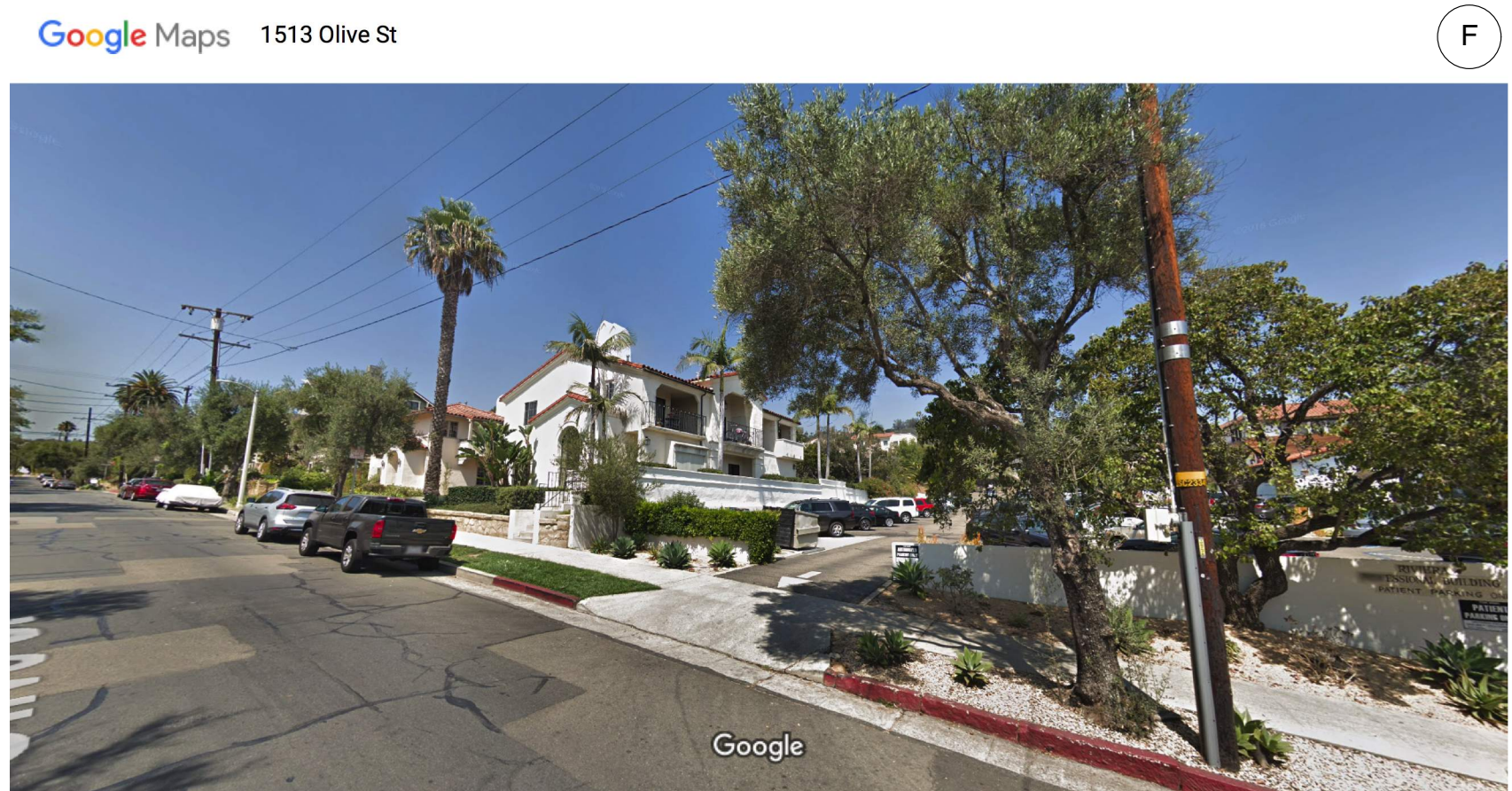
Calculate the Average Unit Size	
ENTER total number of units proposed (existing + new)?	8
Enter the square footage for each (existing and proposed new) unit below. (If the existing unit sizes are proposed to be changed, enter the new unit sizes):	

Unit	Square Footage
1	1,258
2	1,258
3	879
4	982
5	982
6	1,592
7	1,613
8	1,594
9	0
10	0
11	0
12	0
13	0
14	0
15	0
16	0
17	0
18	0
19	0
20	0

Average Unit Size proposed:	1,269
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AUD PROGRAM DENSITY TABLES	
This property is located in the following Land Use designation:	Medium-High Density (15-27 du/ac)
Refer to the corresponding range below based on the lot size of:	21,258 square feet
To determine the number of units allowed under the AUD Program, refer to the matching table below AND review the "UNITS ALLOWED" column and corresponding MAXIMUM average unit size. The density proposed must EXCEED base density. (For example: if base density is 2 units, and the AUD density range is 2 to 4 units, the project must exceed 2 units to be proposed qualify under the AUD Program).	
Projects developed under the AUD Program MUST comply with all the AUD standards per SBMC 30.150.	
Projects in the coastal zone (CZ Overlay Zone) wishing to develop under the AUD Program must be consistent with the City's certified Local Coastal Program (LCP). Projects will be evaluated on a case-by-case basis to determine consistency with the LCP. Requests for modifications may be necessary in order to achieve the development standard incentives allowed by the AUD Program.	

Medium-High Density (15-27 du/ac)		
Density du/ac	UNITS ALLOWED	Maximum Average Unit Size (Sq Ft)
15	7	1,450
16	7	1,360
17	8	1,280
18	8	1,210
19	9	1,145
20	9	1,080
21	10	1,040
22	10	1,005
23	11	985
24	11	965
25	12	945
26	12	925
27	13	905



533 EAST MICHELTORENA STREET CONDOS

Concept Design

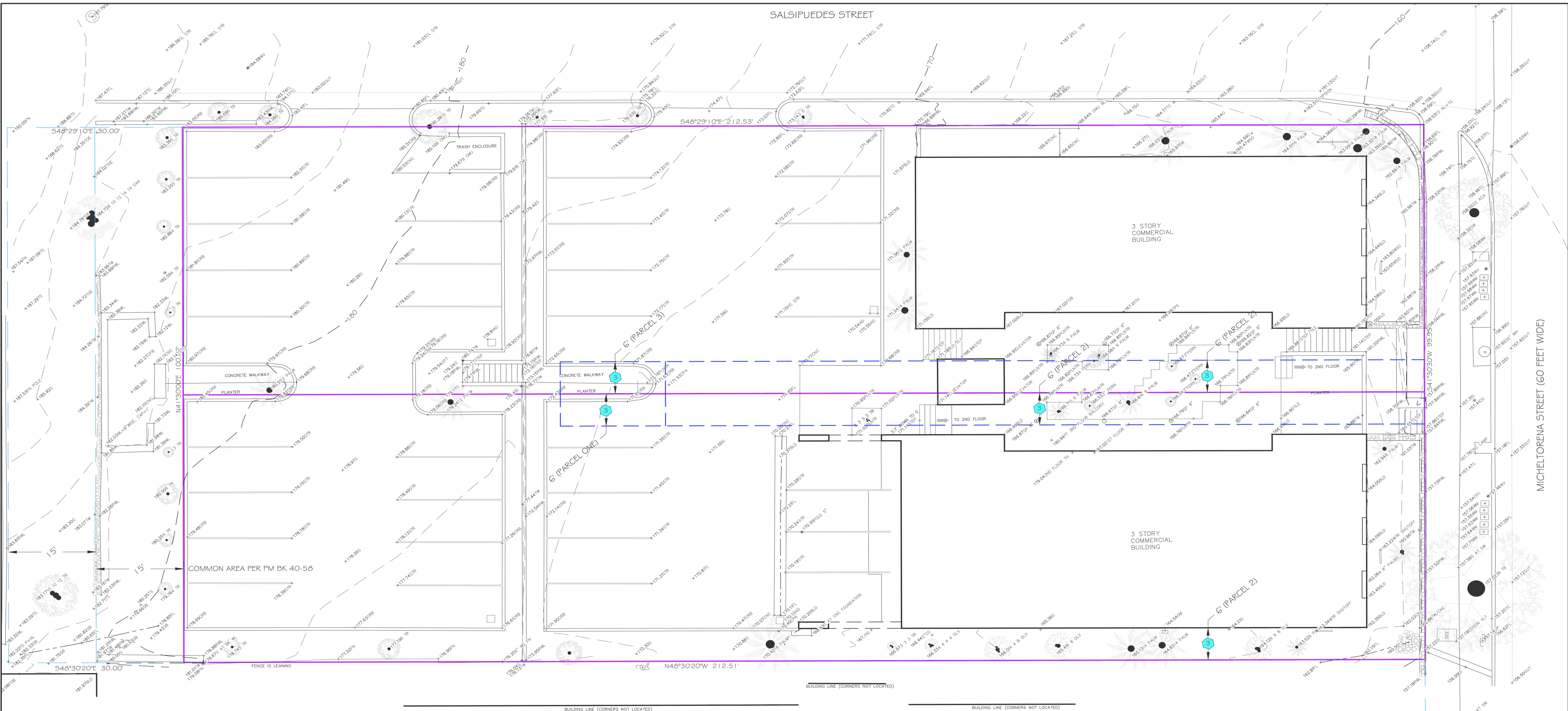
Site Context Photos
G003

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533 Micheltorena Street Santa Barbara, CA 93103

Date: 06/03/22

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LEGEND

AD	AREA DRAIN	RWL	RETAINING WALL
BLD	BUILDING	SCO	SEWER CLEANOUT
BFP	BACK FLOW PREVENTER	SMH	SEWER MANHOLE
CL	CHAIN LINK FENCE	SP	SUPPORT POLE
CMU	CONCRETE MASONRY UNIT	STR	STRIP
CNC	CONCRETE	SW	SIDEWALK
CO	CLEANOUT	SWL	SWALE
COL	COLUMN	TC	TOP OF CURB
CP	SURVEY CONTROL POINT	TH	THRESHOLD
CRB	CURB	TOE	TOE OF SLOPE
DI	DROP INLET	TR	TREE
EM	ELECTRIC METER	TS	TOP OF SLOPE
FF	FINISH FLOOR	TSTEP	TOP OF STEP
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOWLINE	UP	UTILITY POLE
FN	FENCE	VLT	VAULT
FOB	FACE OF BUILDING	WD	WOOD
G	GRADE	WL	WALL
GM	GAS METER	WM	WATER METER
GUT	GUTTER	WSO	WATER SHUT OFF
MH	MANHOLE	WTR	WATER
OLV	OLIVE TREE	WV	WATER VALVE

BASIS OF BEARINGS

S41°30'30"W 254.73' (MEASURED GRID)
S41°30'30"W 254.83' (CALCULATED PER PM BK 40-58, PM BK 46-85 & MB 4-4)
BEING BETWEEN A FOUND NAIL & TAG AT THE WESTERLY INTERSECTION OF
MICHELTORENA & SALSIPUEDES STREETS AND THE MOST SOUTHERLY CORNER OF
LOT 7 OF THE DON MATEO ADDITION

RECORD BOUNDARY:

FEE TITLE SHOWN HEREON:

EXCEPTIONS AND EXCLUSIONS:

PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT DATED FEBRUARY 14, 2014 ORDER NO. 4206-4575046

ITEM

3. An easement in favor of John H. Vogel, R. Bruce McFadden and Natalie R. McFadden for private driveway purposes recorded November 26, 1979 as Instrument No. 79-55286 of Official Records Affects: As shown hereon

NOTE:

THERE ARE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN VARIOUS RECORDED DOCUMENTS LISTED IN THE ABOVE STATED PRELIMINARY TITLE REPORT WHICH MAY FURTHER AFFECT THE SUBJECT PARCEL AND ARE NOT SHOWN ON THIS MAP.

PRELIMINARY

DAVIS LAND SURVEYING
comprehensive land surveying and project consulting
441 HELENA AVENUE
SANTA BARBARA, CA 93101
TEL: 805.564.9746
FAX: 805.564.9745

THE EMPIRE GROUP
533 MICHELTORENA STREET - SANTA BARBARA, CALIFORNIA
TOPOGRAPHIC SURVEY

SURVEY NOTES:
1. BOUNDARY DATA PER TITLE REPORT REFERENCED HEREON # PM BOOK 40, PAGE 58.
2. HORIZONTAL DATUM: NAD83, EPOCH: 1992, SFC CA 05
3. ELEVATION DATUM: NAVD83, INITIAL POINT: PTD ENV3742, EL = 16.14 FT

Field Work Performed
MARCH 2020
Index No. 0305120

533 EAST MICHELTORENA STREET CONDOS

533 Micheltorena Street Santa Barbara, CA 93103

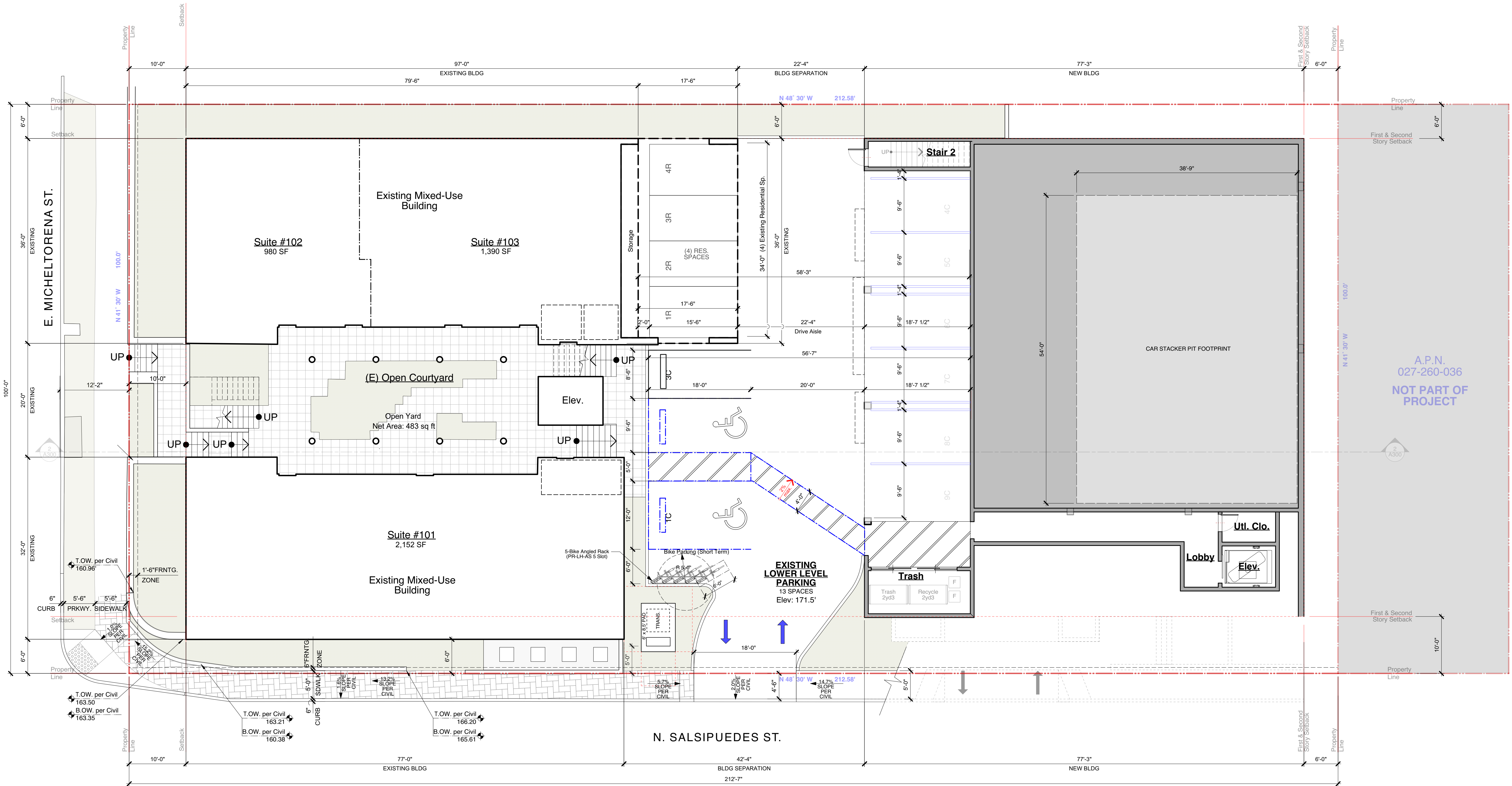
Concept Design

Existing Conditions
G004

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Exst Bldg Ground Floor Plan / Lower Level and Basement Parking Plan (First Level per Zoning)
Scale: 1/8" = 1'-0"

533 EAST MICHELTORENA STREET CONDOS

Concept Design

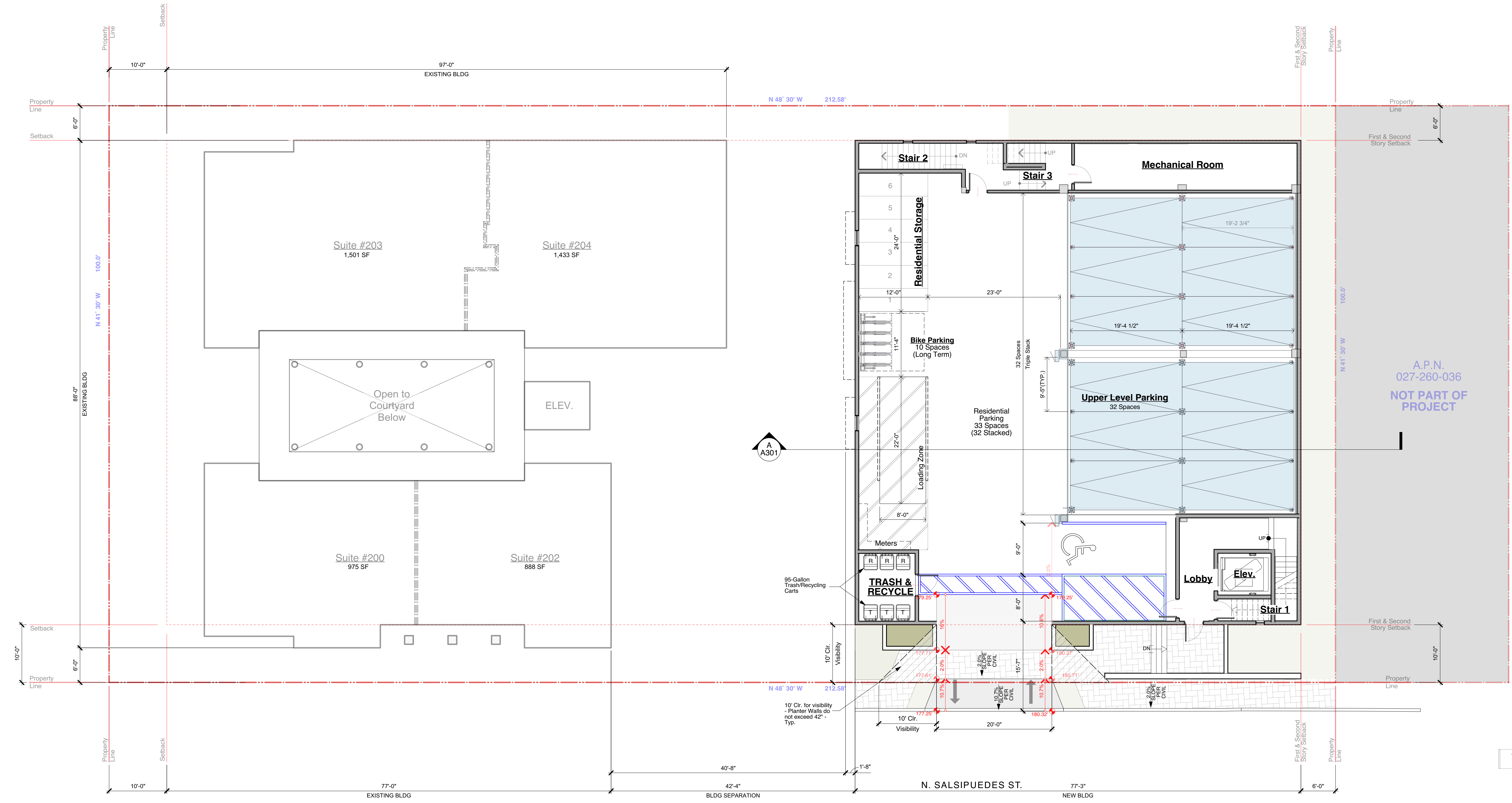
Site Plan - Lower Level Parking A100



533 Micheltorena Street Santa Barbara, CA 93103

Date: 06/03/22

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Exst Bldg 2nd Floor Plan / New Bldg Main Lvl Prkg & Floor Plan (Second Level per Zoning)



533 EAST MICHELTORENA STREET CONDOS

Concept Design

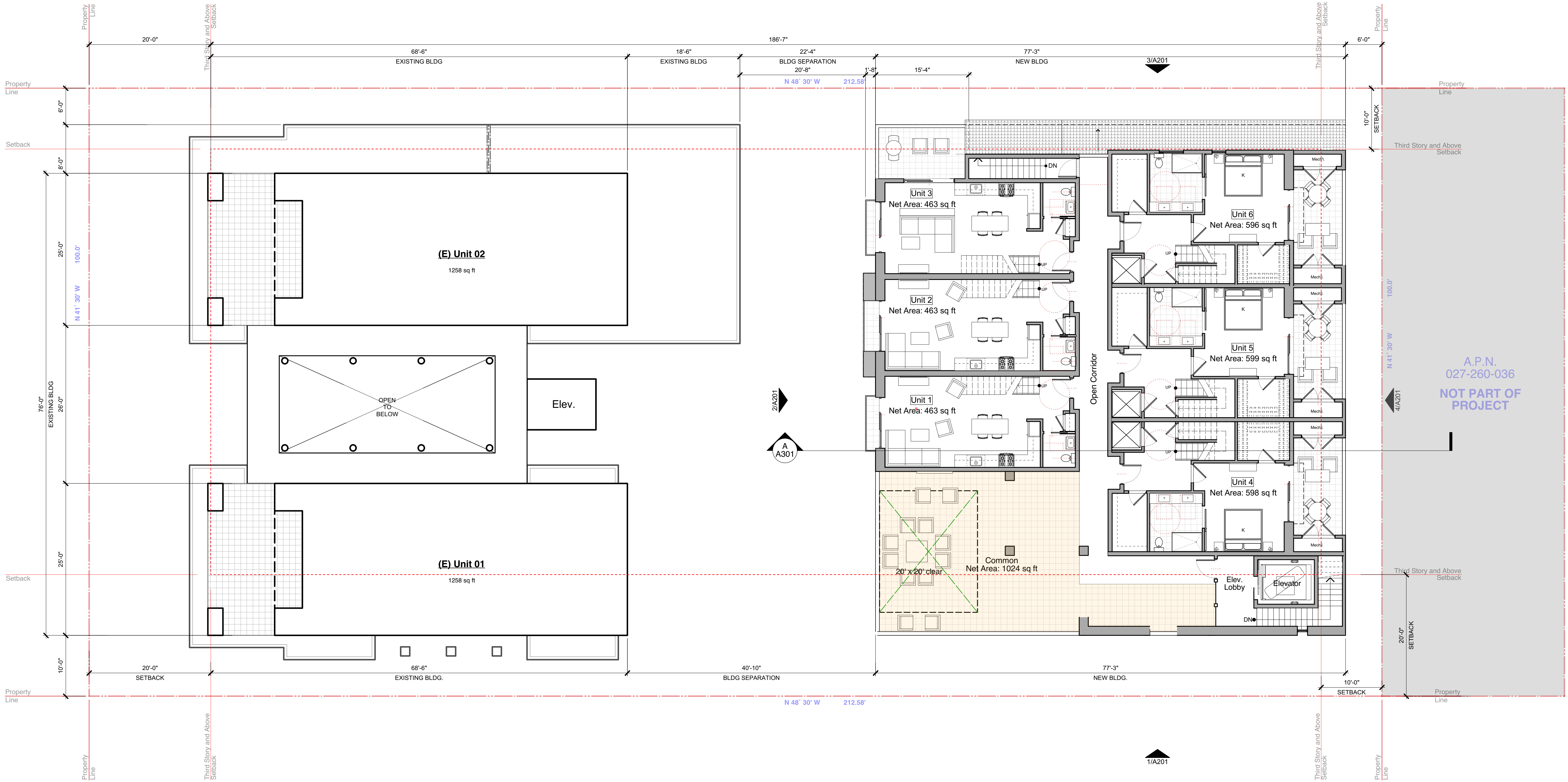
Main Level Parking & Floor Plan
A101



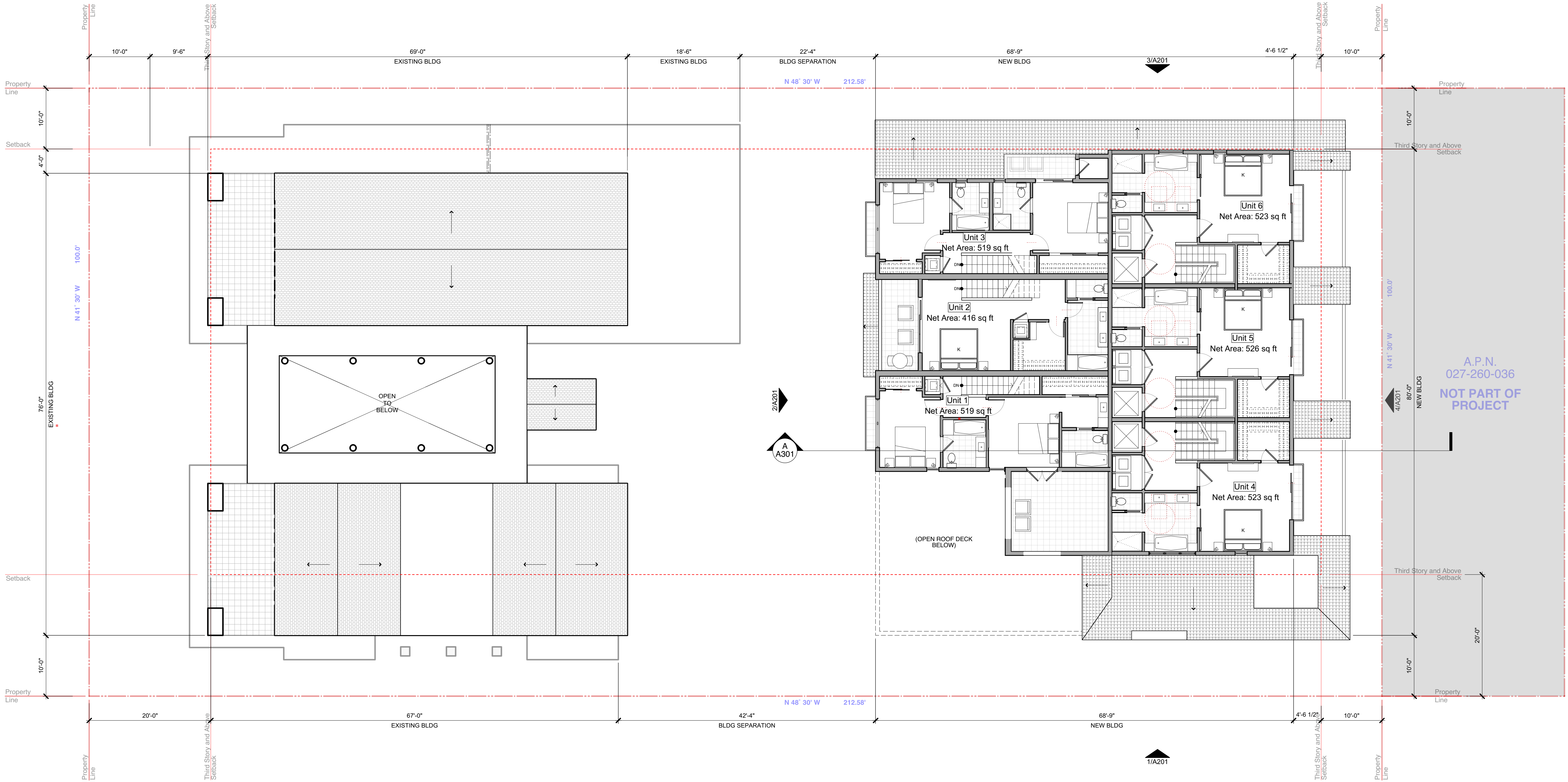
533 Micheltorena Street Santa Barbara, CA 93103

Date: 06/03/22

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Second Level - Unit Floor Plans (Third Level per Zoning)
Scale: 1/8" = 1'-0"



Third Level - Unit Floor Plans (Fourth Level per Zoning)
Scale: 1/8" = 1'-0"



1

533 EAST MICHELTORENA STREET CONDOS

Concept Design

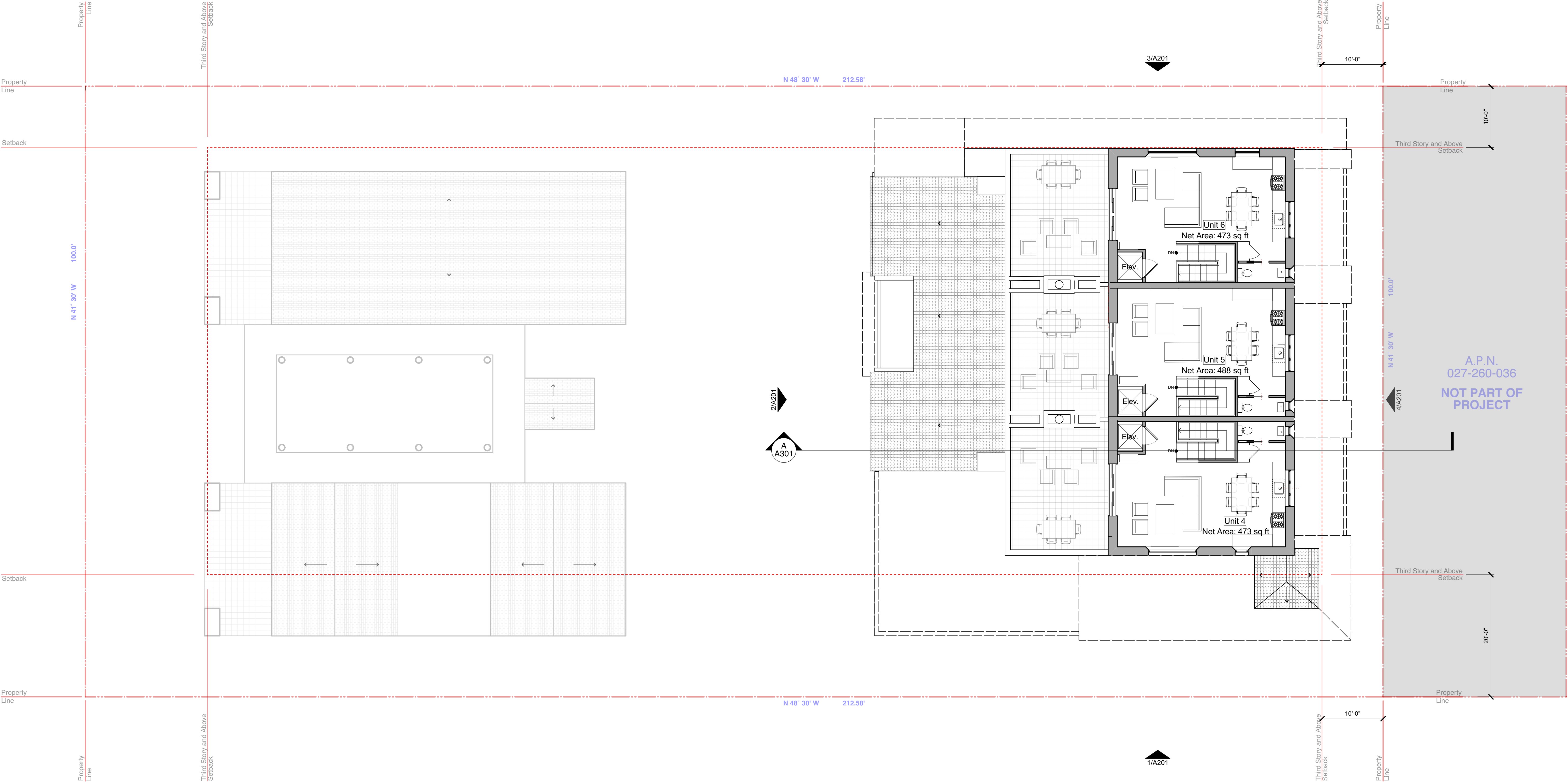
Third Level - Unit Floor Plans A103



533 Micheltorena Street Santa Barbara, CA 93103

Date: 06/03/22

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Fourth Level - Unit Floor Plans (Fifth Level per Zoning)
Scale: 1/8" = 1'-0"



533 EAST MICHELTORENA STREET CONDOS

Concept Design

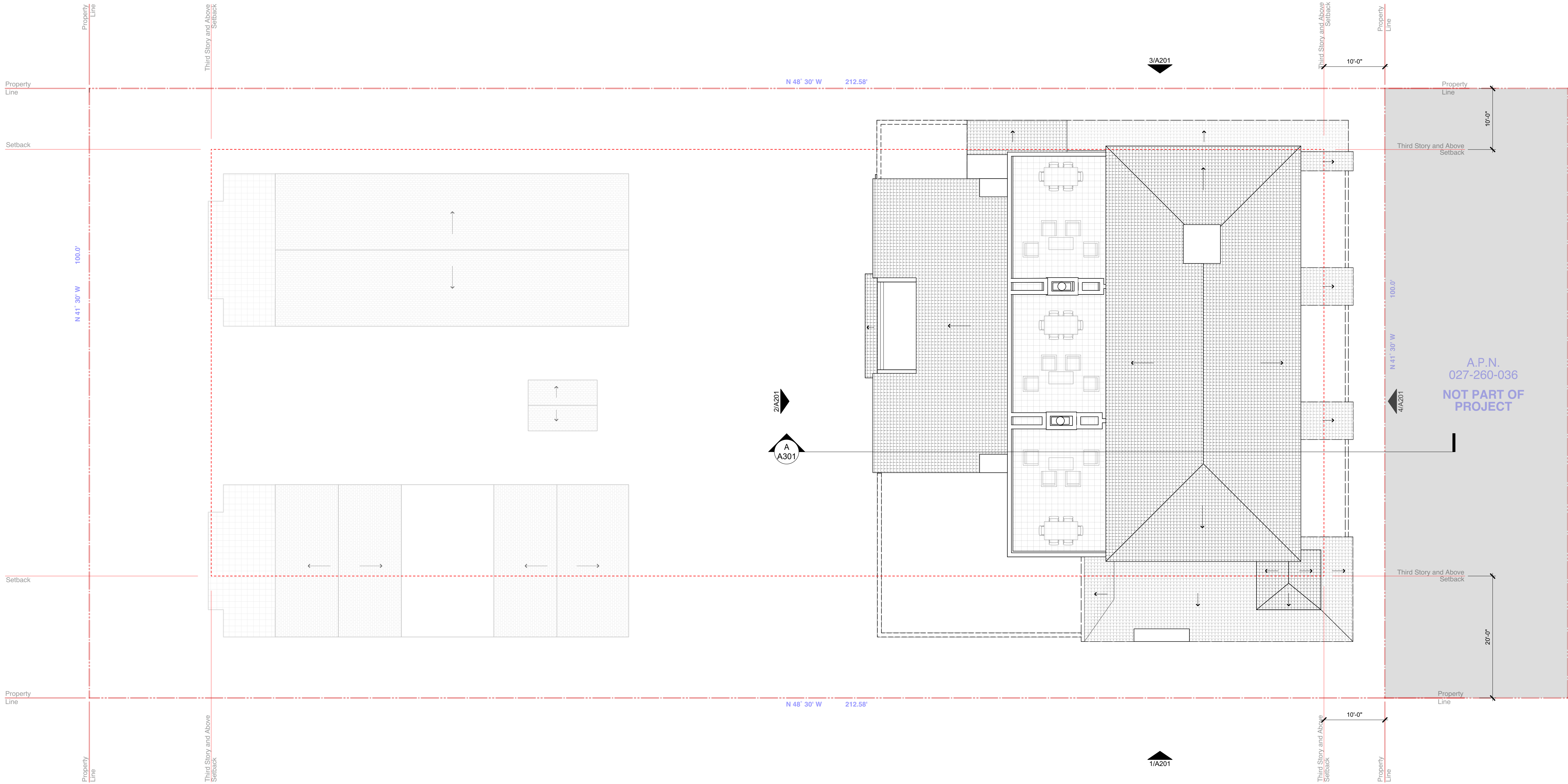
Fourth Level - Unit Floor Plans
A104



533 Micheltorena Street Santa Barbara, CA 93103

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Roof Plan



533 EAST MICHELTORENA STREET CONDOS

Concept Design

Roof Plan
A105



533 Micheltorena Street Santa Barbara, CA 93103

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Site Elevation - Salsipuedes View

1

533 EAST MICHELTORENA STREET CONDOS

Concept Design

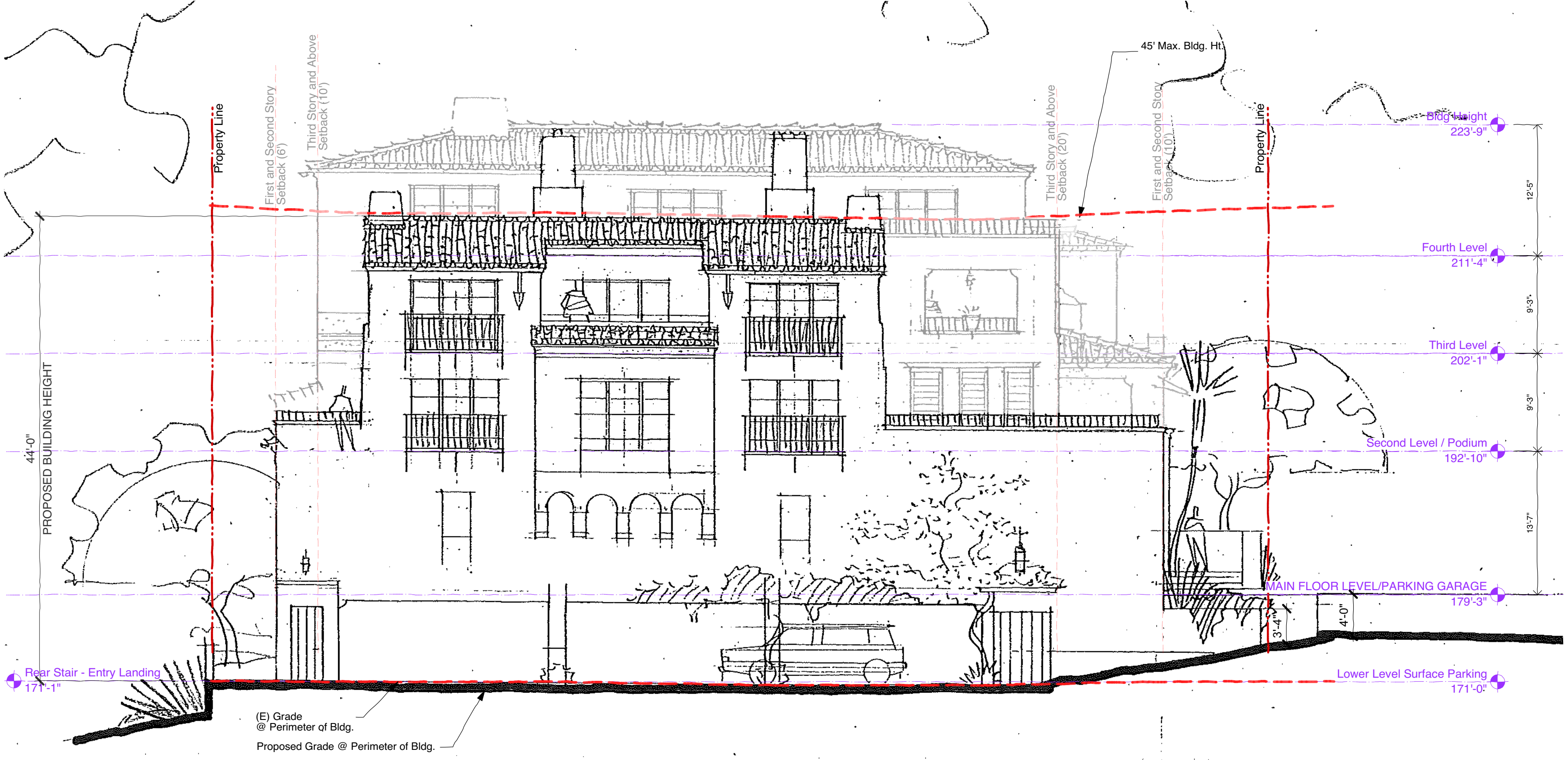
Site Elevation
A200

DESIGNARC

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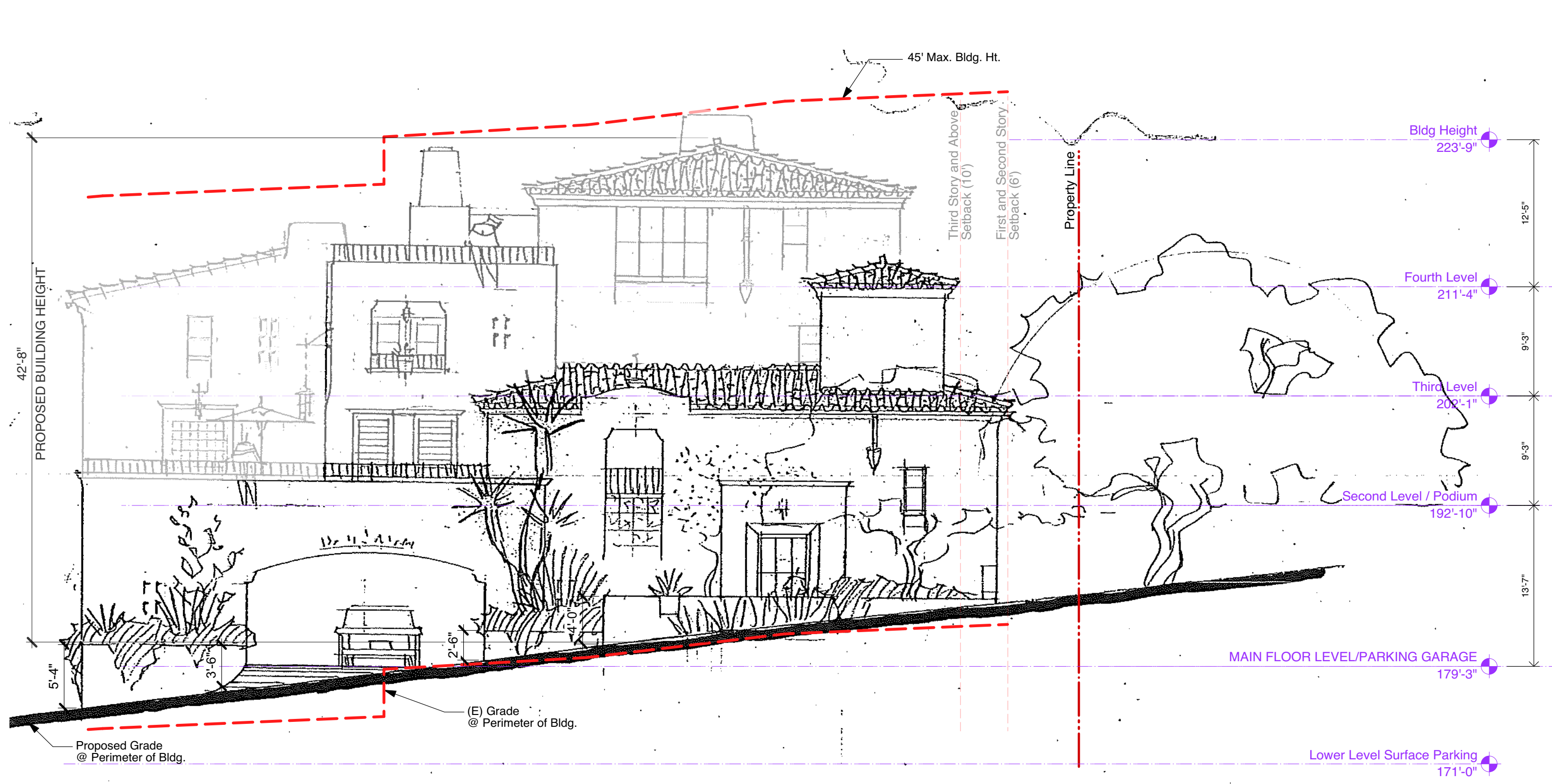
Date: 06/03/22

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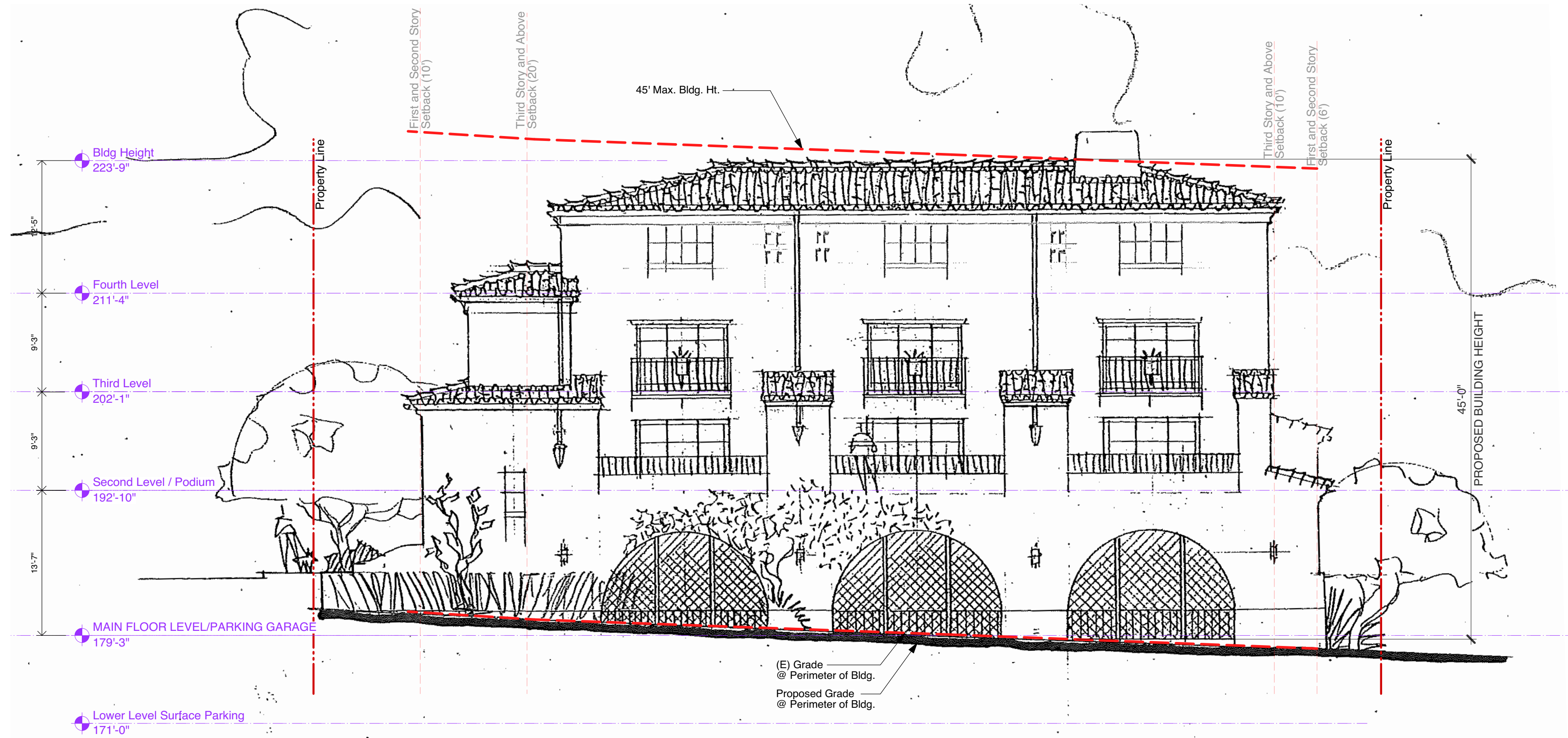
South Elevation
Scale: 1/8" = 1'-0"

2



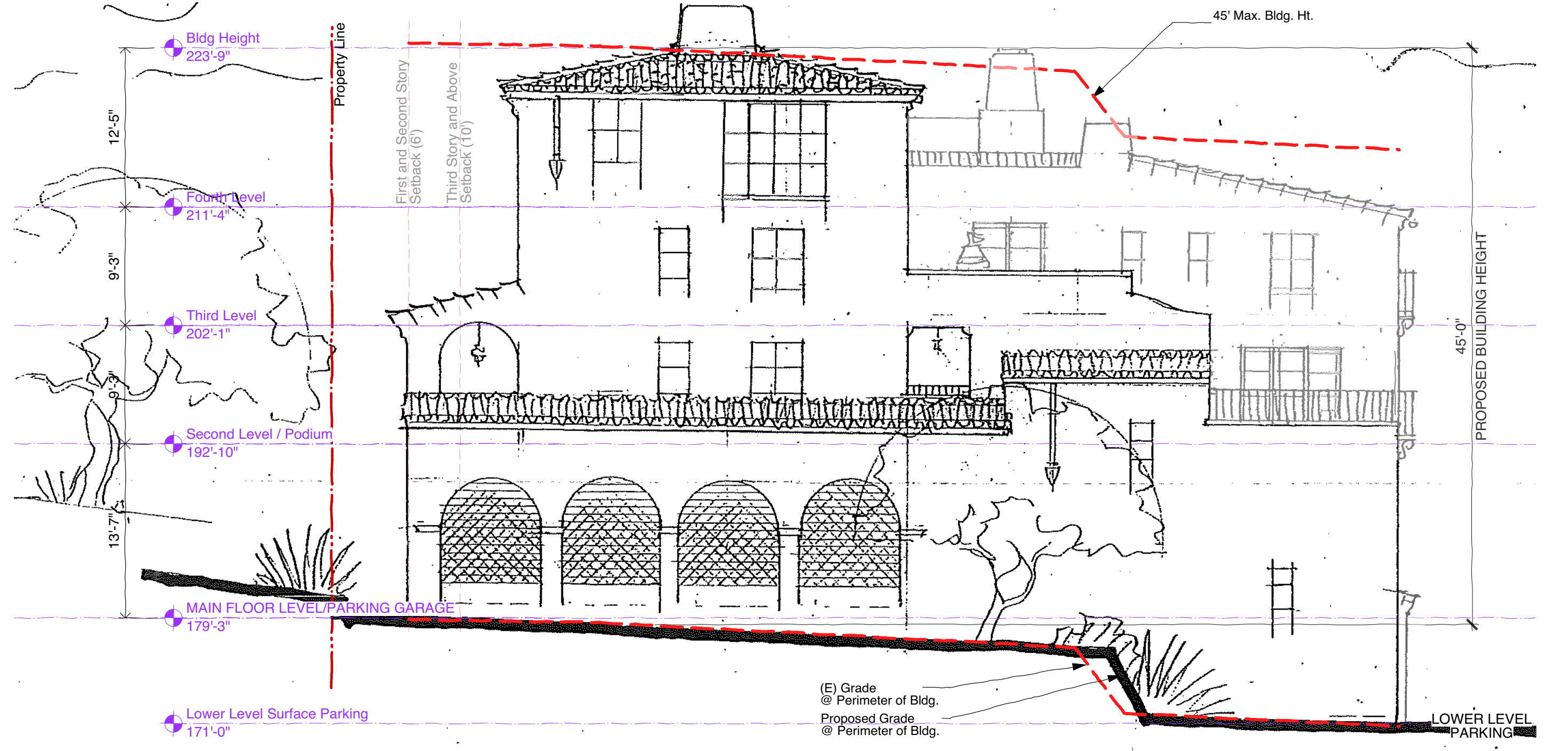
East Elevation (Salsipuedes St.)
Scale: 1/8" = 1'-0"

1



North Elevation
Scale: 1/8" = 1'-0"

4



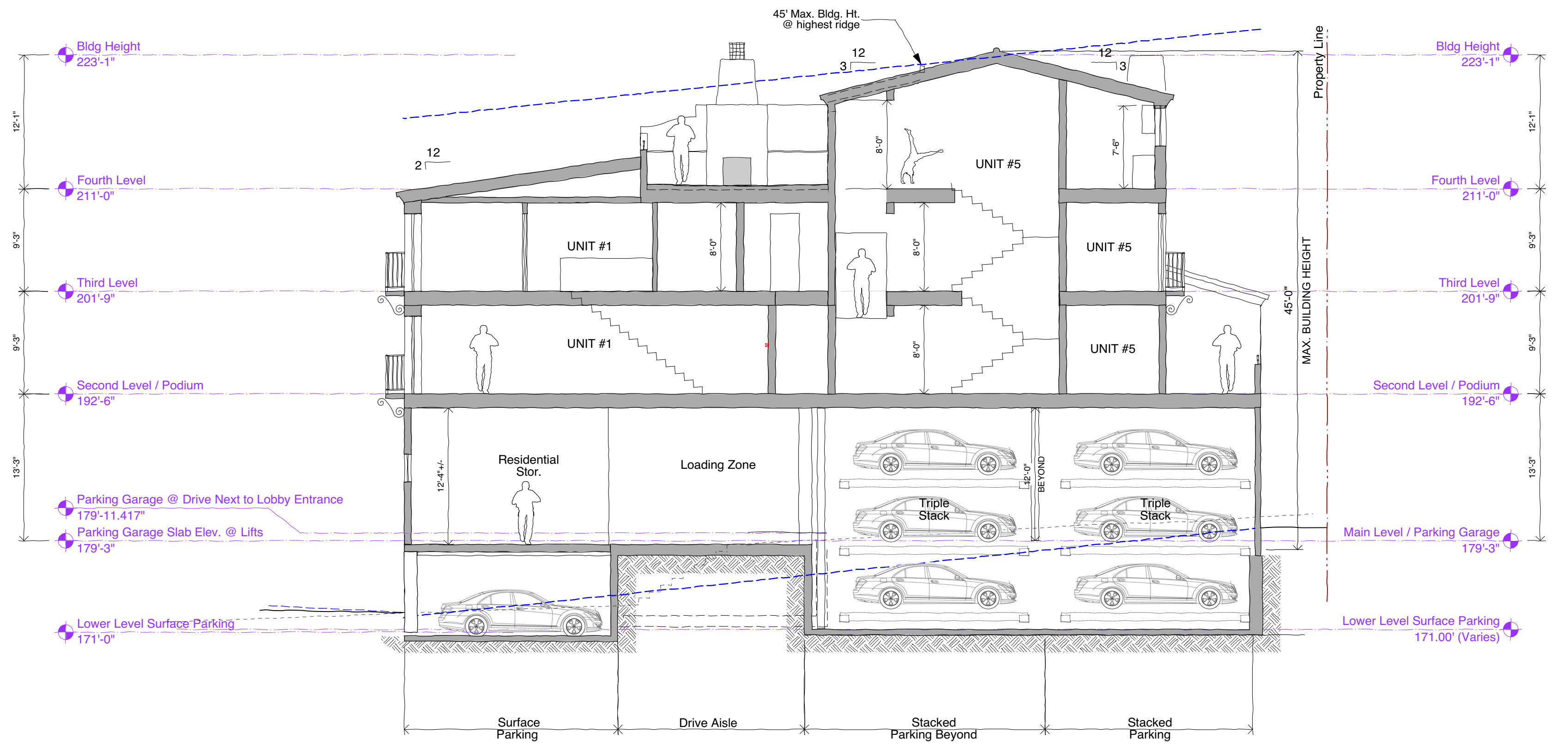
West Elevation
Scale: 1/8" = 1'-0"

3

533 EAST MICHELTORENA STREET CONDOS

Concept Design

533 Micheltorena Street Santa Barbara, CA 93103



Building Section A
Scale: 1/8" = 1'-0"

A

533 EAST MICHELTORENA STREET CONDOS

533 Micheltorena Street Santa Barbara, CA 93103

Concept Design

Building Sections
A301

DESIGNARC

Date: 06/03/22

29 West Calle Loma, CA 93105 T: 805.687.1525 F: 805.687.8715
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Aerial View - Facing South

A



Aerial View - Facing West

B



Aerial View - Facing North

C

533 EAST MICHELTORENA STREET CONDOS

533 Micheltorena Street Santa Barbara, CA 93103

Concept Design

3D Perspective Views
A901

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Street View - Olive Street Facing Northeast

D



Street View - Micheltorena Street Facing North

E



Street View - Micheltorena Street Facing Northwest

F



Street View - Salsipuedes Street Facing South

G

533 EAST MICHELTORENA STREET CONDOS

Concept Design

533 Micheltorena Street Santa Barbara, CA 93103

3D Perspective Views
A902

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